

Entered on Docket

December 06, 2011

GLORIA L. FRANKLIN, CLERK
U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA



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The following constitutes
the order of the court. Signed December 2, 2011

Counsel for Movant

Roger L. Efremsky
U.S. Bankruptcy Judge

7 UNITED STATES B

8 NORTHERN DISTRICT OF CALIFORNIA

10 In re

) Bk. No: 10-43340

11 Cliofas Guajardo Morales and Mary Rosario
Morales,

) R.S. #LAZ49-29

13 Debtor.

) CHAPTER 13

14 The Bank of New York, Mellon Trust
Company, National Association as grantor
15 trustee of the Protium Master Grantor Trust,
its assignees and/or successors in interest,

) ORDER VACATING AUTOMATIC
STAY

17 Movant,

) Date: November 16, 2011
Time: 1:30 p.m.
Place: Courtroom 201
1300 Clay Street
Oakland, CA

18 vs.

19 Cliofas Guajardo Morales and Mary Rosario
Morales,
20 Martha G. Bronitsky, Trustee,

21 Respondents.

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23 Movant's Motion For Relief From the Automatic Stay came on for hearing at
24 the above-referenced time and place, the HONORABLE ROGER L. EFREMSKY, presiding.
25 Movant appeared through its counsel, DelMarie C. Broco, Esq. All other appearances were
26 duly noted on the record.

27 The Court, having considered the pleadings including the evidence attached
thereto and the arguments presented, makes its Order as follows:

IT IS HEREBY ORDERED that the Automatic Stay in the above-entitled Bankruptcy case is vacated and extinguished effective immediately for entry of Notice of Default only as to Movant's interest in the subject property generally described as **1110 Quail Valley Run, Oakley, California** and specifically described in Document no. DOC-2007-0204089-00, recorded July 16, 2007, Contra Costa Recorder Office, California.

IT IS FURTHER ORDERED that matter can be restored on 10 days notice.

IT IS FURTHER ORDERED that Movant be permitted to offer and provide Debtors with information re: a potential Forbearance Agreement, Loan Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and to enter into such agreement with Debtors.

****END OF ORDER****

COURT SERVICE LIST

1 Cliofas Guajardo Morales and Mary Rosario Morales
2 1110 Quail Valley Run
3 Oakley, CA 94561
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